

South Ayrshire Council

Report by Executive Director – Resources, Governance and Organisation to Leadership Panel of 30 April 2013

**Subject: Proposed Sale of Land at Ladywell Avenue,
Grangestone Industrial Estate, Girvan**

1. Purpose

- 1.1 To seek Leadership Panel consent for the sale of 0.2991 Hectares (0.74 acres) to William Grant and Sons Distillers Ltd (as shown on the attached plan – Appendix 1) for access purposes to an adjacent development site.

2. Recommendation

2.1 It is recommended that the Leadership Panel:

- (1) approves the sale of land 0.2991 Ha (0.74 acres), at Ladywell Avenue, Grangestone Industrial Estate Girvan, to William Grant and Sons Distillers Ltd for the sum of £11,100 (Eleven Thousand One Hundred Pounds Sterling) and on such other terms and conditions as may be agreed by the Executive Director - Resources, Governance and Organisation when concluding the legal transaction; and
- (2) formally declares the 0.2991 Ha (0.74 acres) referred to in 2.1 (1) surplus to operational requirements.

3. Background

- 3.1 William Grant and Sons is a member of the Scotch Whisky Association (SWA) and has signed up to the Association's Environmental Strategy Commitment. The commitment is that *'by 2020 we will ensure that 20% of the industry's primary energy requirements will be derived from non fossil fuel sources, with a target of 80% by 2050, thereby reducing greenhouse gas emissions from fossil fuel sources to a minimal level'*. The Council site allows access into the adjacent field where the proposed development when constructed is a significant element of this pledge.
- 3.2 The company is a major player in the industry and advise it is essential innovation is to the fore so they can continue to grow, flourish and support employment and investment in South Ayrshire.
- 3.3 They confirm the proposed development is intended to generate 10 highly skilled technical roles and allow further developments on this and other areas of renewable energy. This might include opportunities of increasing the distillery further.

- 3.4 William Grant and Sons Distillers Ltd propose to utilise the land for an access route into the adjacent Ladywell Field where they intend to construct a renewable energy plant.
- 3.5 The site was not placed on the open market and advertised as 'For Sale' due to the direct approach to purchase made by William Grant and Sons Limited to allow an access route into their proposed development site. It is expected that disposal of this site to William Grant and Sons would generate significant short-term and long-term economic benefits to the local economy, arising from both construction and operational phases of the proposed facility. This investment demonstrates the company's long term commitment to operation at their Girvan facility.
- 3.6 Analysis of comparative land sales shows that the land would be valued at £10,000 (Ten Thousand Pounds Sterling). The purchase price is above market level.

4. Proposals

- 4.1 It is proposed that this site be sold to William Grant and Sons Distillers Ltd for Eleven Thousand One Hundred Pounds (£11,100) on terms and conditions as may be agreed by the Executive Director - Resources, Governance and Organisation when concluding the legal transaction.

5. Resource Implications

5.1 *Financial*

A capital receipt of £11,100 payable to the General Services account in 2013/2014. In addition it is proposed the purchaser pay the Council's Estates and Legal Service fees.

5.2 *Legal*

Legal Services will be required to prepare and adjust conveyancing documentation to give effect to the disposal

5.3 *Human Resources*

Not applicable.

6. Risk

- 6.1 Not applicable.

7. Equalities

- 7.1 This report is not proposing new services, policies, strategies, or plans (or significant changes to or reviews of them). It does not propose decisions about budgets, including budget cuts or service reductions. This report therefore has not been assessed for equalities impacts.

8. Sustainable Development Implications

- 8.1 This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

9. Options Appraisal

9.1 An options appraisal has not been carried out in relation to the subject matter of this report.

10. Link to Council's Priorities/ Improvement Programme

10.1 Not applicable.

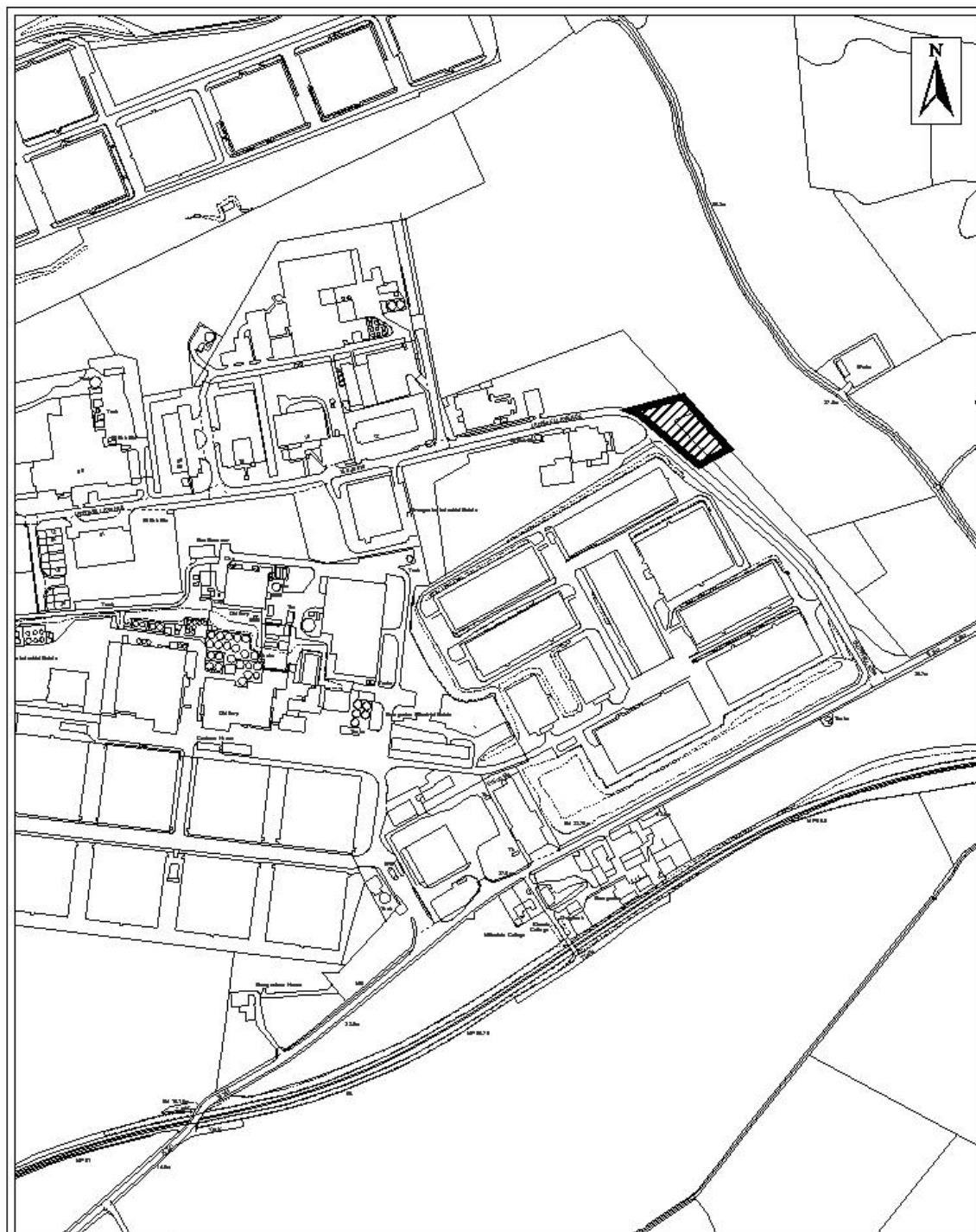
11. Results of Consultation

- (1) There has been no public consultation on the contents of this paper.
- (2) Consultation has taken place with Councillor Robin Reid, Portfolio Holder for Resources and Performance.

Background Papers **None**

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Date: 19 April 2013



Land at Ladywell Avenue, Girvan
Scale 1:5000

Hatched Area = 2991 sqm



Produced by MH
Date : 10 April 2013

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